

# Heather Ridge

Metro Matters

VOLUME 5

JUNE 2015

NUMBER 6

**"Friends of the Fairways"  
Competition**

Sponsored by



See Details

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**Serving the Heather Ridge Metropolitan District communities of Burgundy, Chimney Hill, Cobblestone Crossing, Cobblestone, Country Club Ridge, Double Tree, Fairway 16, Heather Ridge South, Strawberry, and Sausalito**

Attention All Heather Ridge Patio & Container Gardeners

## “Friends of the Fairways” Competition

Sponsored by



**Why:** An opportunity to recognize the flower gardeners that surround Heather Ridge Golf Course and make it a great place to live and to play golf.

**When:** Flower Garden Judging – July 6 -12. All contestants will be photographed and winners announced in the August edition of *Metro Matters* magazine along with photos of their winning gardens.

**What:** Five cash awards. Three cash awards for the most enjoyable flower garden clearly visible from the golf course.  
\$ 200 1st Place  
\$ 100 2nd Place  
\$ 50 3rd place  
Two awards for the most enjoyable flower garden not visible from the golf course \$ 50 each

**How:** Gardeners, neighbors, golfers and golf course employees should contact *Metro Matters* publisher Barry McConnell at [bmconn202@aol.com](mailto:bmconn202@aol.com) 720-324-0242 with address/location nominations or drop nominations off at the golf course pro- shop no later than June 30th.

**Judging Criteria:** Overall garden design, color, and variety.

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HEATHER RIDGE *METRO MATTERS*  
MAGAZINE

350 OSWEGO COURT  
AURORA, CO 80010

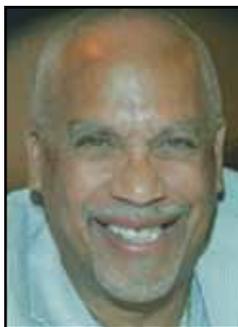
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# HR Heather Ridge

PUBLISHER'S NOTE

The Return of a Really Good Idea  
"Friends of the Fairway"

A few years ago, a relatively small group of residents had a great idea. That idea was to come up with a way to recognize the many proud and hard working flower gardeners that surround Heather Ridge golf course. Unfortunately that really good idea called "Friends of The Fairway" ran short of funding and faded away faster than a forsythia blossom.



A couple of weeks ago Larry Ransford Business Manager of Heather Ridge Golf course came to me with a suggestion that the golf course might be interested in sponsoring a revival of the "Friends of the Fairway" concept and competition. As the son of botany major, the idea of recognizing our neighbors for their horticultural efforts immediately sounded like a great idea to me.

Golf course sponsorship of the "Friends of the Fairway" program is largely possible because of three consecutive years of profitable golf course operation. (see story on page 14-15). *Metro Matters* is proud to be a part of this year's competition, and we look forward to making next year's event even bigger and better.

I look forward to photographing the gardens of our contestants in early July, and announcing the winners in the August magazine.

**Barry McConnell**  
Publisher

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### Heather Ridge Metropolitan District

Vinny Roith 720-246-0303  
[info@HRColo.org](mailto:info@HRColo.org)

[HeatherRidgeColorado.org](http://HeatherRidgeColorado.org)

### Heather Ridge Golf Club

13521 E Iliff Ave Aurora, CO 80014  
303-755-3550  
[www.golfclubatheatherridge.com](http://www.golfclubatheatherridge.com)

### Presidents Council

President, Amanda Milstead  
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### Heather Ridge Neighborhood Watch

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[fmoreno@auroragov.org](mailto:fmoreno@auroragov.org)  
Non-emergency 303-627-3100

### Heather Ridge Metro Matters

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Heather Ridge **Metro Matters** welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer's phone number. Letters may be edited due to space limitations and for clarity. ©2014, HomewoRx Publishing. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publisher does not necessarily endorse the companies, products or services advertised in Heather Ridge **Metro Matters**.

# *Heather Ridge*

## COMMUNITY AFFAIRS

### **Property Taxes For Heather Ridge Metro District**

Fear not, the Heather Ridge Metro District (HRMD) will adjust its mills rate downward to offset higher assessed property values. This was pledged to property owners when HRMD was created in 2009, and that's what will happen this tax year.

Property taxes are composed of two elements: assessed value and mills levy rates. On May 1, all Colorado county assessors mailed valuation notices to all residential property owners. Pending protests and such, all counties will certify their property values by August 15.

The next step is taxing authorities creating and submitting their annual budgets to county administrators to determine tax

amounts for 2015. By December 15, county authorities certify taxes for that year to be collected in 2016. Whether taxes go up or down will be a function of new assessed value multiplied by the total of all mills rates.

HRMD's annual budgets have been very stable for the past five years. HRMD's budget has two distinct entities: Bond Debt Service and District Administrative costs. Each entity is assigned its own mills levy amount for budget and cost control, yet property tax payers will see only one figure. For tax year 2014, HRMD charged 42.5 mills. For 2015, the mills amount will be less but how much less is unknown until the budget is created.

### **Aurora Selects Regatta Plaza Developer**

The Aurora Urban Renewal Authority has chosen Mile High and Koebel – a partnership of the two entities – to develop the 21.5-acre site. In 2014, Aurora City Council created an authority for Nine Mile Station and Regatta Plaza. This area has been targeted for redevelopment since 2006, but since then a major recession killed any hope of quick action.

The next step is for Mile High-Koebel to negotiate a final settlement with the site's four owners – a local man named John Buckley who owns 15 acres, King Soopers (4 acres), and Key Bank and Romesh Sharma each control about an acre. It is hoped that final agreement happens soon, for the Regatta Plaza is a growing eyesore.

### **New Demands on HOAs to Meet New Mortgage Lending Requirements**

On August 15 of this year, the Consumer Finance Protection Bureau kicks into action with significant changes concern mortgage loan closing procedures. In particular, buyers MUST sign off accepting their final closing figures and costs three business days before closing. If there's any change in those figures, then new settlement documents must be re-created and signed three business days before a new closing date.

All parties to a real estate transaction are vested in its outcome, and this includes HOAs. Lenders are asking for more and greater details concerning HOA operations with timely responses and "transparent" documentation. Last minute changes by HOAs, inspection resolutions, and contract issues will not be allowed unless the "three day pre-closing clock" is re-set. Delayed closings could have catastrophic repercussions: lost sales, lost earnest money, legal conflicts, and angry buyers and sellers.

**Van Lewis**

**ATM “Skimming” Tricks**

ATM Skimming is an illegal activity that involves the installation of a device, usually undetectable by ATM users, that secretly records bank account data when the user inserts an ATM card into the machine. Criminals can then encode the stolen data onto a blank card and use it to steal money from the customer’s bank account.

**How It Works**

The criminal places the skimmer, which is usually made from plastic or plaster and looks very much like the original card reader, directly over the ATM card reader undetectable to the customer. As the customers insert their ATM cards into the false skimmer, their bank account information on the card’s magnetic strip is “skimmed” or stolen and usually stored on

some electronic device. A hidden camera is used in conjunction with the skimming device in order to record the customer’s Personal Identification Number. In lieu of a hidden camera, a keypad overlay, placed directly over the installed keypad, is sometimes used to record the user punching in their password. The skimmer device is placed over the ATM card reader or may be attached to the card swipe device at the door to gain access to the bank after hours, which are both undetectable to the customer.

**How to Avoid Being Skimmed**

1. Inspect the ATM, gas pump, or credit card reader before using it. Be suspicious if you see anything loose, crooked or damaged, or if you notice scratches or adhesive tape/residue. The original card reader is usually concave in shape (curving inward), while the skimmer is more convex (curving outward)
2. When entering your PIN (Password) block the keypad with your other hand to prevent

possible hidden cameras from recording your number.

3. If possible use an ATM at an inside location (less access for criminals installing skimmers).
4. Be careful of ATM in tourist areas – they are a popular target of skimmers.
5. If your card isn’t returned after the transaction or after hitting cancel, immediately contact the financial institution that issued the card.
6. Be aware of “Money Trapping”, where the criminal attaches a device to the cash dispenser “trapping” the customer’s money and retrieves it after the customer leaves the ATM.

**Be Aware** – I personally have checked with one of my banks and asked them if they check their ATMs for skimmers and they do not!

**Bev Brown,**  
Head Area Coordinator  
for Heather Ridge  
and Area 10



**Dr. Nick D’Amico**

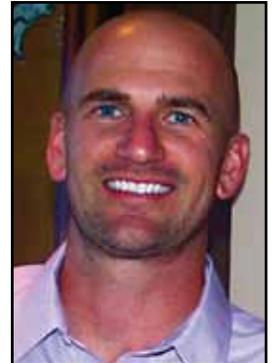
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**Bob Stevenson**

# June 2015

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Double Tree Board Mtg (Bi-Monthly) Contact Alethia	2	3	4	5	6
7	8 6 pm Cobblestone Crossing Board Mtg 3033 S Parker Rd #320	9	10 6:30 pm Sausalito Board Mtg Heather Ridge Golf Club	11 6 pm Burgundy Board Mtg Clubhouse 6:30 pm Fairway 16 Board Mtg Clubhouse	12	13 Men's & Women's Club Tournament Shotgun 8 am Signup Deadline June 8
14	15 7 pm Country Club Ridge Board Mtg Noonan's Ballroom <b>Metro Matters Deadline</b>	16	17 6:30 pm Chimney Hill Board Mtg @ Noonan's 19th-Hole 6:30 pm Strawberry I & II Board Mtg Strawberry Clbhs	18 *	19	20
21 <b>FATHERS DAY</b>	22 6 pm Cobblestone Board Mtg Noonan's 19th Hole	23 6:30 pm HRS Board Mtg HRS Clubhouse	24	25 No Ward IV Meeting in June	26	27
28	29	30	* Next HRMD Regular Meeting October 15, 2015			

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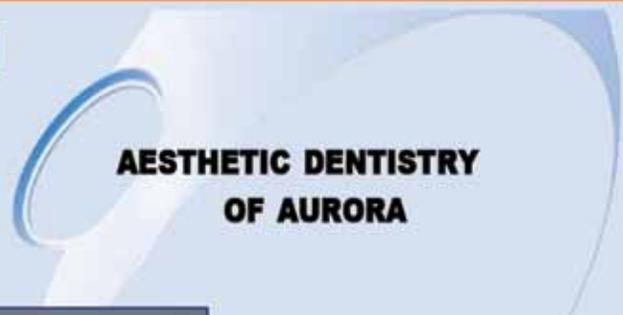
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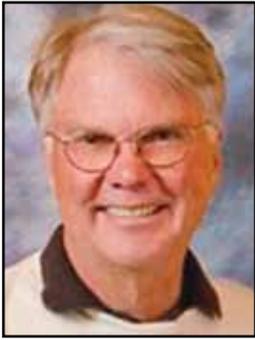
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## Is Metro-Denver Real Estate A Hypermarket?

Yes! Need to worry? Not so much!

Each month or quarter is setting record statistics:

- First Quarter 2015 values are up 17.2 percent over same period 2014;
- Metro-Denver ranked seventh out of 178 cities tracked for gain in median sold prices between the first quarters of 2015 and 2014 per National Association of Realtors;
- Median sold price Q1-2015 was \$338,100 vs. \$288,400 in 2014 (Nationally, the median price rose 7.4 percent in the same period to \$205,200).
- April's average price was \$402,302, an increase of 11 percent from last year and 3 percent over March; April's median price was \$314,000 up from \$312,000 in March

- A quarter of all metro homes now sell for \$500,000 or more;
- April's average "days on market" was 24 days vs. three months nationally;
- Active listings at the end of April were 6,149, a 19% increase from March;
- Metro-Denver has only a six-week supply of homes at the current sales pace vs. a 4.5 month supply nationally.

The number of home sales is up just 2 percent compared to last year, but the dollar volume of metro sales is up 15 percent due to home inflation. What makes Denver's spot in the top seven fastest appreciating cities is that the six other cities with higher home inflation rates have much lower home prices. As a group, their median sold price averaged \$157,600 versus Denver's \$338,100.

The biggest concern for our "housing-bubble" is employment and wages. Denver's median home sold price is 65 percent more expensive than the national average, but residents have only a median household income that is 18 percent higher to cover those heftier home payments.

In comparison to Denver, Colorado Springs home sales for April were up 0.4 percent to \$220,100, and Boulder's rose 5.6 percent to \$442,200. In February, Metro-Denver was ranked No. 1 for home appreciation among 20 large metros.

### Heather Ridge Values

All sellers are seeing rising prices and equity growth. However, those owners updating or remodeling their properties are seeing dramatic value increases. Many Heather Ridge buyers are limited in cash beyond down payment and closing costs. They have little cash reserves to update, so they'd rather pay a premium price for quality.

Owners thinking of selling should call Pete or Van to optimize their values. Pete and Van are video recording many units for sale to show to potential sellers. Their videos clearly show more than simple photos helping sellers make the right re-sale decisions.

Pete and Van have been referring contractor Richard Sims for home improvements. He has worked on almost a dozen homes here updating and remodeling for optimum resale values. Please see Sims Construction ad on page 17.



**Van Lewis**  
Heather Ridge South

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**Please remember don't leave home without them.**

## Homes Sold April 16 to May 16, 2015

HOA	SoldPrice	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$110,000	2658	S Xanadu Way A	1 - 1	856	FHA	\$0	Individual
Strawberry II	\$148,000	2469	S Xanadu Way B	2 - 2	1,091	FHA	\$0	Individual
Strawberry II	\$160,000	2459	S Xanadu Way C	2 - 2	1,091	FHA	\$3,700	Individual
Strawberry II	\$160,000	2431	S Xanadu Way B	2 - 2	1,091	FHA	\$0	Individual
Burgundy	\$164,900	2695	S Xanadu Way A	2 - 2	1,162	FHA	\$2,000	Individual
Heather Ridge South	\$171,000	2842	S Wheeling Way	3 - 3	1,462	VA	\$0	Individual
Sausalito	\$175,000	2511	S Worchester St C	3 - 2	1,230	FHA	\$0	Corp/Trust
Country Club Ridge	\$210,000	2270	S Vaughn Way 101	2 - 2	1,196	Conventional	\$0	Individual
Heather Ridge South	\$220,000	2845	S Xanadu Way	3 - 3	1,633	Conventional	\$900	Individual
Cobblestone Crossing	\$224,000	13404	E Asbury Dr	2 - 2	1,392	FHA	\$0	Individual

## Homes Under Contract as of May 16, 2015

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry I	\$114,900	2644	S Xanadu Way A	1 - 1	843	2-Spaces	2 Story
Strawberry I	\$139,000	2610	S Xanadu Way A	2 - 2	1,098	1-Space	2 Story
Strawberry I	\$145,000	13621	E Yale Ave C	2 - 2	1,098	1-Space	2 Story
Strawberry II	\$153,000	2459	S Xanadu Way B	2 - 2	1,091	1-Space	2 Story
Cobblestone Crossing	\$174,900	1983	S Xanadu Way	2 - 2	1,392	1-Space	2 Story
Cobblestone	\$177,500	2121	S Victor St F	2 - 2	1,392	2-Spaces	2 Story
Burgundy	\$179,950	2645	S Xanadu Way D	2 - 2	1,314	1-Gar, 1-Space	2 Story
Heather Ridge South	\$225,000	2836	S Wheeling Way	3 - 4	1,633	2-Gar, Att	2 Story
Chimney Hill	\$229,900	13695	E Evans Ave	3 - 3	1,512	1-Gar, Att	2 Story

## Homes For Sale May 16, 2015

*There were NO HOMES for sale on May 16, 2015*

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**Saturday, June 13, 2015**

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**Computer Draw Mixed Foursome**

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Deadline for Signup is June 8 at 5:00 p.m.

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**3 Balls on the Par Threes**

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| 6/30 | French  |      |              |

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## HRWGA 9-Hole Ladies Club

May 12 was the date of the Heather Ridge 9-Hole Women's Annual Scramble and pot luck. After golf attendees met at the Fairway 16 clubhouse for an amazing feast from appetizers to salads to entrees and finished off with a delicious variety of deserts.

A great time was had by all and the first place scramble team consisted of **Sally Simon, Joann Oswald and Sonia Mathews.**

**Sharon Gunderson**  
 Vice President/Publicity

## HRWGA 18-Hole Ladies' Club

The Men's Club Mixer will be held on Saturday, June 13. The sign-up sheet is on the Men's Club bulletin board outside the 19th Hole. Please sign up and expect a good time and fun round. The entry fee is \$15 and includes prize money and lunch provided by Noonan's Restaurant.

Applications have gone out for our Member/Guest Tournament being held on Monday, June 16, 2015. Please get your applications and checks to Irene by June 4.

**Teresa Anderson**

## 9-Hole Women's Annual Scramble



Left to right: Marge Sumberg, Joyce Scott, Sandy Finney, Judy Straayer, and Rena McCullough



Left to right: Audrey Romero, Ruth Bell, and Sonya Mathews.



Standing (left to right): Liz Clancy, and Mabel Jordan. Sitting: Ginny Lewis, Ann Habeger, and Rosie Chojnacki.



Left to right: Joann Oswald, Sally Simon, and Stacey Visentin.

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# 2ND ANNUAL GOLF TOURNAMENT



## Saturday, August 29

**Deadline August 1st**

- 1:30pm SHOTGUN START
- 2 Person Scramble
- \$125.00 Per Person  
(includes cart, range balls)

*All players are welcome to sign up.  
Registration is non-refundable*

### CASH PAYOUTS!!

Payouts are based on a 72 Player Field  
Payouts are Team Payouts

Gross FLT	Net FLT
1st = \$800.00	1st = \$700.00
2nd = \$500.00	2nd = \$500.00
3rd = \$400.00	3rd = \$300.00
4th = \$300.00	

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ONLY PLAYED..... - Bagger Vance**

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Make it a date night! We will have food available for ordering during the show.

# FRIDAY AUGUST 14TH 2015



Doors Open at 7:30pm Show Starts at 8:30pm 18+ to Attend

# 2014 – Another Successful Year For Golf Course Operations

*Publisher/Editor Barry McConnell recently sat down with Larry Ransford, Heather Ridge Golf Business Manager, to discuss Heather Ridge' successful 2014 golf course operations.*

**Q:** In 277 golfing days, over 31,000 rounds of golf were played at Heather Ridge in 2014, that is almost 4,000 more than 2013. That is a 14 % increase; to what do you attribute this increased popularity?

**A:** The increase of 14% or 4,000 rounds is due to a number of factors:

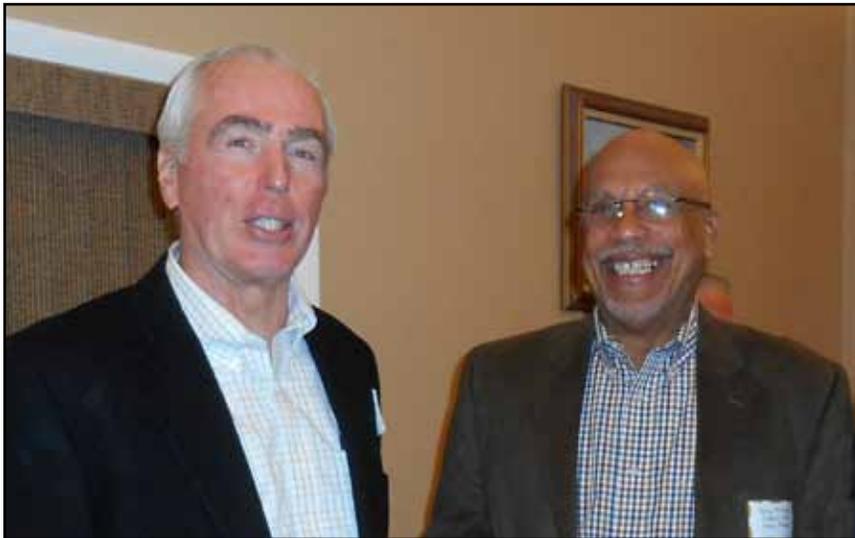
1. Bob Knutson did a fantastic job of keeping the course in outstanding shape. We received many compliments that the greens were just outstanding. These types of comments get passed on to other golfers in the community which helps drive our numbers.
2. Great weather, with the timely moisture, the course was in great shape for the entire season.
3. Golf Now gave us exposure to new players that had not played with us in the past.
4. Tournaments and Golf Leagues gave us exposure to new golfers that returned to play with us again.

**Q:** In addition to increased rounds of play in 2014, golf course profitability increased by 29 % over 2013. What were the keys to this improved operational performance?

**A:** Profits were up from \$109,377 to \$137,215 first due to the added rounds of golf played. Second, we controlled both labor cost and other expenses. It should also be noted that we invested about another \$40,000 in capital improvements to the course and equipment.

**Q:** Last year I know that pedestrian traffic and safety on the golf course during peak hours was a big concern. How would you assess progress in this area?

**A:** The new "No Trespassing" signs had a major impact on reducing the pedestrian traffic on the course during play. It was a change that the golfers noticed and had positive comments on.



**Q:** Over the winter I noticed several trees were eliminated around the golf course. Is this an ongoing program to remove older trees?

**A:** Dead tree removal will be an on-going project for years to come. The dead trees on the golf course property that are next to homes are our highest priority. If one of our trees falls on a house we would be held liable. The cost to repair the damage to the house from a tree falling on it would be much higher than the cost to remove the tree. We have a fiduciary responsibility to all home owners to maintain a safe environment for the employees, golfers and home owners.

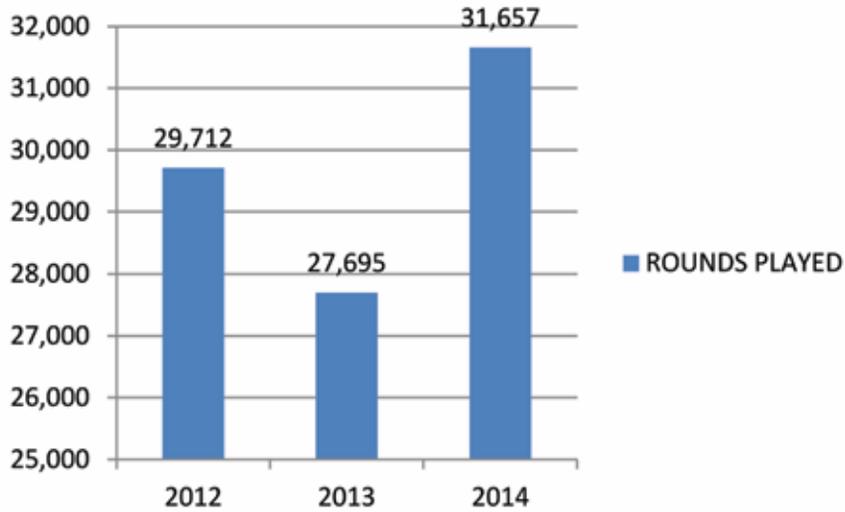
**Q:** I know that the one thing you can't control is the weather, with all of the snow we had in February and recent rains how are you doing in terms of 2015 year to date rounds played?

**A:** So far this year we are up in the first 4 months in rounds played and I'm looking forward to another successful year.

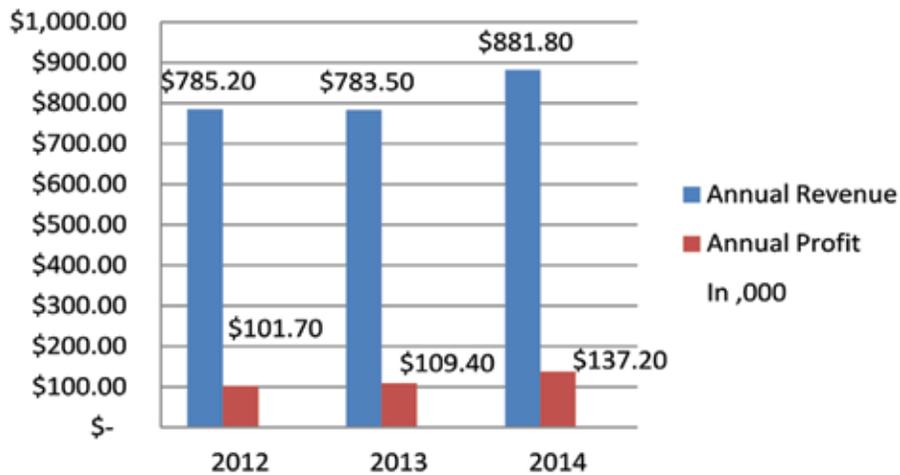
### April YTD Rounds Played



### ANNUAL ROUNDS PLAYED



### 3 YEAR REVENUE & PROFIT



## Heather Ridge South



**Join the Fun:** Our community pool is open for the season! It opened May 16 to threatening weather and cool temperatures, but that's Colorado. Over the past years if you haven't come for a swim, sat by the pool, or cooked burgers on community BBQs, then you've missed a lot of fun. The best part is meeting neighbors and friends over food or a beverage.

**Pool Area:** Board members Linda Hull, Ronni Jones, and Dave Elgin work hard to make the pool and clubhouse areas fun and safe. For this year, Linda bought new lawn-pool furniture to go along with last year's new tables and umbrellas. There are large picnic tables for family gatherings, and smaller ones when two is company and three's a crowd. For everyone's use the HOA maintains three gas BBQs as well as wi-fi (password – clubhouse).

**Clubhouse Rental Regulations:** Please read the rules and regulations posted at the pool and in the HOA's R&Rs. Also read "Renting the clubhouse and pool access." The pool area is off limits when renting the clubhouse except for one BBQ grill. Also, when renting the clubhouse, there's no swimming, no taking the party by the poolside, and no eating other than on the balcony and inside the clubhouse.

**HRS – A Condo Community:** A

reminder about doing things outside of your home's exterior. In HRS, we live in a condo community that looks like townhomes. We may look like townhomes side by side, but that's a style and not a legal description. We have a condo legal description whereby property owners own "airspace" rights within their walls and ceilings with limited exterior rights and usage. Having said all that, residents must get written permission to do certain things. Examples include: landscaping outside of patio areas, installing downspout extensions, attaching anything to the unit's exterior or fencing, replacing patios, etc. Please read your Rules and Regulations for more details.

**May's Snowstorm and Tree Damage:** We had minimal tree damage because we have pruned and trimmed extensively for the past two years and it paid big dividends saving our trees. We lost a few limbs but

no trees. Mother Nature's free tree trimming service did little business here on May 11.

**Parking Issues:** There's a growing concern that too many residents are permanently parking outside of their garages versus inside. The HOA's parking policy allows for limited non-permanent parking, but with changing ownership and times, exterior parking problems have grown. Garages are not for building rooms, workshops, storage of personal property, or for storing cars not used on a daily basis which are parked in driveway. The HOA board is reviewing parking policy as it revises its Rules and Regulations. The board will keep owners informed and involved of any major changes in policy before formalizing or implementation.

Van Lewis

**Bob LeGare**  
 Council Member, At-Large  
 City of Aurora




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 Aurora, CO 80012  
**303-366-0113**  
[blegare@auroragov.org](mailto:blegare@auroragov.org)

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# Charlie Richardson

## 4 Ward 4

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# Fairway 16



**Portable Screen:** We now have a portable screen in the clubhouse, which can be used for presentations during meetings or parties. So, when you reserve the clubhouse, be sure to let the scheduler know if you want to use the screen. Renters will need to provide their own projector or laptop. There is no additional charge to use the screen, beyond the usual rental fee.

**Xeriscape:** Spring plantings will include the buffalo grass in the xeriscaped area around the clubhouse parking lot. The grass couldn't be planted last fall because it was too late in the season. This is

the second year for our xeriscape plantings in the rocky area around the pool, and they should begin to grow and expand a bit. If you are able to help water the plantings in this area during the summer, please let one of the board members or Tara at Westwind know. These small plants, while heat-tolerant, still require some watering to keep them blooming and growing. Watering for this area is done by hand, with water accessed from the clubhouse.

**Crime:** Unfortunately, we have experienced two separate crime incidents in recent weeks. One resident left their truck in their driveway with the window partially opened. The truck was broken into, the remote was used to access the house (all this while the residents were home asleep) and their car was actually stolen from the garage and the car has yet to be found.

In the second incident, a car was left

unlocked in front of a garage, and the car was entered and gone through. Please, everyone, remember to lock your cars or those of your guests, if you are parking in front of your garage. And don't leave your remotes in the car – clearly thieves are willing to break into a car to get a remote and have access to your home! This is also a reminder to leave your outside garage and courtyard lights turned on at night. Lighted areas are less prone to criminal mischief.

**Remodeling Approval:** With warmer weather, we are all thinking about home remodeling or upgrading, but please remember that all homeowners are required to submit a request for approval for any home exterior modification prior to the beginning of construction or installation. Please contact Tara at Westwind for request forms. Her number is: 303-369-1800 (x125). Her assistant Sarah can be reached at 303-369-1800 ext. 118.

**Irrigation System:** Walt Kirkwood has met with the landscaping company to discuss this summer's plans. The landscapers will be looking for dry areas, and begin checking the irrigation system for broken parts, and working or non-working watering zones.

**Get Involved:** You are encouraged, as a Fairway 16 resident, to become more involved and engaged in your community – involved residents make us stronger and safer – please consider getting involved.

**HOA Meetings:** The board meetings are the second Thursdays of each month, at 6:30 p.m. in the clubhouse. Your contacts at Westwind Management are: Tara at 303-369-1800, x125, and her assistant Sarah at 303-369-1800, ext. 118.

**Karen Peters**



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# Chimney Hill

**Summer Fun:** It's June and the pool is open. Hopefully we'll have a few sunny days to enjoy it. Right now our grass is green and we'll try to keep it this way.

**Read Notices:** There is a lot going on in the community. Please be aware of workers and equipment when driving around. Please read notices posted on mailboxes from time to time. The Board is trying to keep all residents aware of what's coming next.

## Please Call Accord:

- If you did not get the magnet with the Accord Management office and emergency phone numbers, please call 720-230-7303.
- If there is a maintenance issue, do not call a board member. Accord will be able to tell what work is covered by the HOA.
- If you did not get a new pool key yet.

**Grass:** Please do not water the grass. The landscaping company is trying to learn how our irrigation is set in order to fix it and to make sure that all areas are covered.

**Asphalt Replacement:** The board is planning to replace the asphalt

on E Evans starting at 13595 and throughout the third cull-de-sac. The decision was made to limit the aprons to 2 feet around the retaining wall. Please remove all plants you'd like to save if they are planted beyond the 2 feet limitation.

**Doggy Reminders:** Remember that native grass on the Southeast corner of the community is there to please the eye and not a vacant field for the dogs to poop. Always clean-up after your dog.

**Help Our Community:** It takes more than just a few board members to improve how our community looks. Everyone can help even if you are not on the board. Pick up a

broken branch, notify Management Company if a resident does not pick up after their dog or if your neighbor's spigot is leaking. Organize an architectural committee to come up with standards and to identify the need for improvement. Remember that the board is working hard to make good decisions about what needs to be done to keep our community looking good and be attractive to owner-occupants.

**Board Meeting:** Next CH monthly board meeting will be on Wednesday, June 17, 2015

**CH HOA Board  
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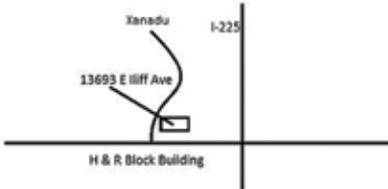
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# Sausalito

**Is Summertime Really Here?** It must be because we have nice weather in the mornings and then afternoon rain most every day. Golfers could do without the daily rains and, for the next two months, so could Sausalito.

**Why would Sausalito prefer we have very limited rain?** Because our roof replacement project will be getting underway in the next two to three weeks and will continue for two months. We sure would like to have continuous clear weather to insure the completion of our roofing project

within our projected timetable.

**How will you be notified about the project?** Your Board of Directors, along with our roofing company LR Contracting Inc., will be issuing ongoing informational notices via our garage clip program. Everything you will want and need to know will be in our informational notices. Please be patient and wait for the notices. No need to call Bill for information just yet. Keep your eyes open for these ongoing important notices! Keep thinking no more shake shingles all over the ground. No worries about potential leaking roofs. Our new roofs will be beautiful.

**Landscaping:** Our trees and bushes continue to take beatings between the snow, rain and wind. Our damaged tree cleanup was completed quickly after the mid-May storm. Your bushes may look like they are dead, but, take heart; many of them will bounce back. Be Patient! Give them a chance to rejuvenate themselves

from the heavy wet snow storms in November, December and this spring. Our landscaping company will be monitoring the bushes for survival and re-growth.

**Reminders:** Window air conditioners are not allowed in Sausalito. If you have a window air conditioner, please remove it. Only permanently installed wall air conditioning units are permitted.

**School is Out:** We have more children and adults spending time outside, speed limits and parking rules must be observed.

**Pools:** Our two swimming pools opened Memorial Day. Pool Rules and Regulations are posted at both pools, so please read the rules and follow them. Our pools are for Sausalito residents only. Our security company patrols the pools day and night.



**Board Members:** Vincent Roith, President/Roads and Concrete, 303-745-9805; Tom Scally, Vice President/Architecture, 303-750-8772; Carol McCormick, Secretary/Newsletter/NW, 720-747-0836; Pat Horton, Treasurer/ Pools, 303-695-6181; Debi Martinez, Pools, 720-298-8323; Board Members at Large; Rick Wilhelm, 505-412-7190 and Katie Avery, 303-506-2917.

**Property Management Company:** Bill McKinney, President, McKinney Management Company, 3576 S. Logan Street, Englewood, CO. 80113. Phone: 303-783-0394. Fax: 303-783-0398.

**HOA Board Meetings:** Homeowners are welcome to attend the monthly HOA Board meetings which are held on the second Wednesday of the month at 6:30 p.m. at the Heather Ridge Golf Club.

**Carol McCormick**

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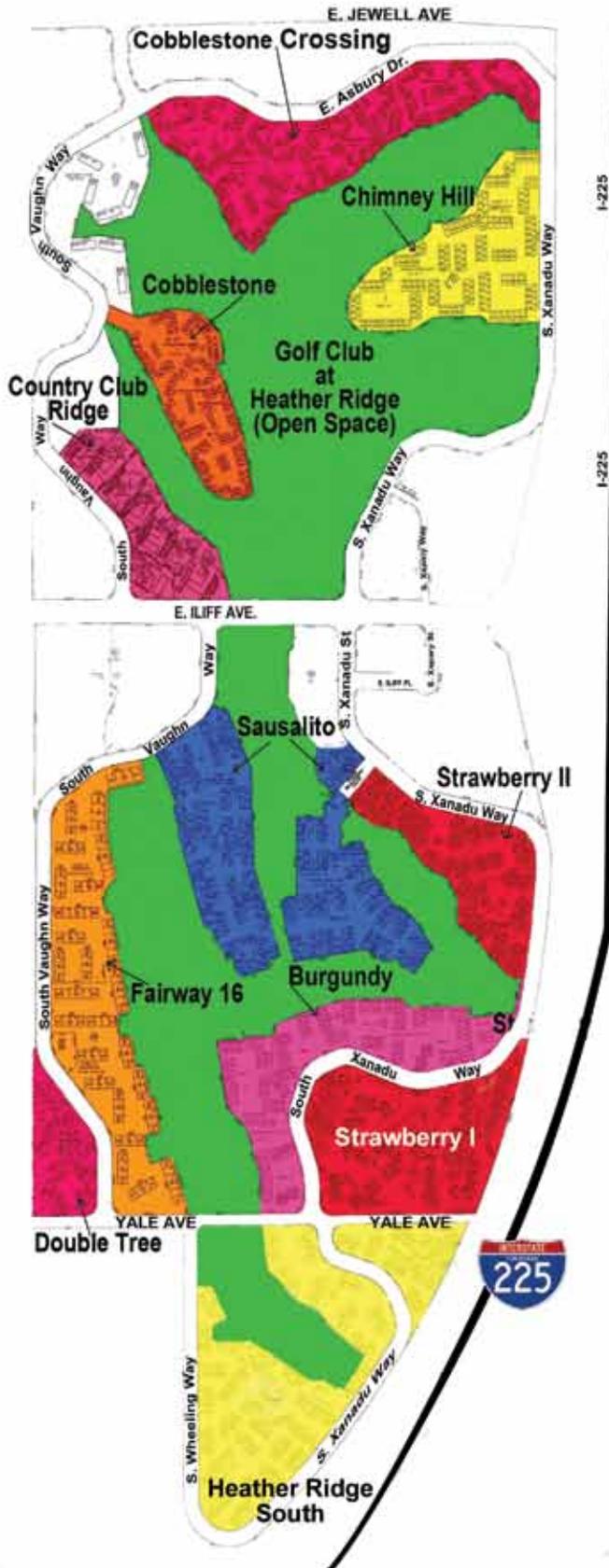
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# Heather Ridge HOA Communities

[www.heatherridgecolorado.org](http://www.heatherridgecolorado.org)



## BURGUNDY

- Community Management Services  
Beth Wagoner — 720-377-0100 x 1304
- # Units: 120
- HOA Meeting: 2<sup>nd</sup> Thurs, 6 pm  
Burgundy Clubhouse
- [www.burghoa.com](http://www.burghoa.com)

## CHIMNEY HILL

- Accord Property Management, Alec — 720-230-7321
- # Units: 116
- HOA Meeting: 3<sup>rd</sup> Wed. 6:30 pm  
Noonan's 19th Hole

## COBBLESTONE

- Capital Management Co., John — 303-832-2971x316
- # Units: 74
- HOA Meeting: 4<sup>th</sup> Mon, 6 pm  
Heather Ridge Community Center

## COBBLESTONE CROSSING

- Accord Property Management — 720-230-7303
- # Units: 150
- HOA Meeting: 2<sup>nd</sup> Mon, 6 pm  
3033 S. Parker Road, Ste 320

## COUNTRY CLUB RIDGE

- Custom Management — 303-752-9644
- # Units: 64
- HOA Meeting: 3<sup>rd</sup> Mon, 7 pm (monthly)  
Noonan's 19th-Hole

## DOUBLE TREE

- Self Managed, Salvador Varela — 303-750-8394
- # Units: 24
- HOA Meeting: 1<sup>st</sup> Mon, add'l info contact Alethia (bi-monthly)

## FAIRWAY 16

- Hammersmith, Jean Ronald — 303-980-0700x444  
[jronald@ehammersmith.com](mailto:jronald@ehammersmith.com)
- # Units: 116
- HOA Meeting: 1<sup>st</sup> Thurs, 6 pm (monthly)  
Clubhouse, 2600 S. Vaughn Way
- [www.fairway16.com](http://www.fairway16.com)

## HEATHER RIDGE SOUTH

- Westwind Mgt Co., Janelle Maninger — 303-369-1800  
[Janelle@windmanagement.com](mailto:Janelle@windmanagement.com)  
21 Inverness Drive, Englewood, CO 80122
- # Units: 176
- HOA Meeting: 4<sup>th</sup> Tues, 6:30 pm (monthly)  
HRS Clubhouse, 2811 S. Xanadu Way
- [www.heatherridgesouth.com](http://www.heatherridgesouth.com)

## SAUSALITO

- McKinney Realty, Bill/Cheryl — 303-783-0394
- # Units: 159
- HOA Meeting: 2<sup>nd</sup> Wed, 6:30 pm  
Heather Ridge Community Center
- [www.sausalito.com](http://www.sausalito.com)

## STRAWBERRY I AND II

- Association & Community Management
- # Units: 328
- HOA Meeting: 3<sup>rd</sup> Tues, 7 pm  
Strawberry Clubhouse, 2638 S. Xanadu Way

# Healthy Living

If your body could talk, would it complain about what it is being fed? Sometimes it does. It's called indigestion, which is the opposite of digestion and has become so common anti-acids are abundantly advertised and profusely prescribed.



Digestion is the process by which food is broken down into its smallest parts so that the body can use these parts to nourish cells and provide energy. Wow! Eating is more than just the enjoyment of food and absence of hunger. Enzymes are necessary to assist in the process of digestion and are found in raw foods. Our bodies also create enzymes, but the older we get, the less able our bodies are to create the

necessary enzymes to digest food, leaving foods to putrefy, ferment and turn rancid in our digestive track, ultimately leaking into our blood streams from our colons to create disease.

Stomach acid is also very necessary in the digestion of foods and anti-acids are exactly what they are labeled: anti (opposing) acids. When we take anti-acids we are prohibiting our stomach acid from doing its job.

Do yourself a favor; next time you want to reach for an anti-acid, try a full range enzyme instead. If you are fifty or older, take an enzyme before every cooked meal to aid in digestion. My favorite: Digest Gold.

## Baking Powder Biscuits

- 1 cup coconut flour
- 1 cup tapioca flour
- 1/2 cup almond flour

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Preheat oven to 400 degrees. Mix all dry ingredients in a medium sized bowl. Mix all wet ingredients in another bowl. Pour wet ingredients into dry ingredients all at once and stir until mixture becomes very thick and can form a ball. Drop dough onto clean work surface sprinkled with tapioca flour and sprinkle top of dough. Work the dough, using flour as needed to keep surface, dough and hands from becoming sticky. Form dough into a ball and flatten to about 1/2 inch. Cut biscuits with biscuit cutter and place on baking sheet. Gather scraps, reform and use all dough. Bake for 20 minutes.

1 tablespoon baking powder  
 1 teaspoon xanthan gum  
 1 teaspoon salt  
 4 eggs (well beaten)  
 1/2 cup butter (melted)

**Shirley Berry**  
**Fairway 16**

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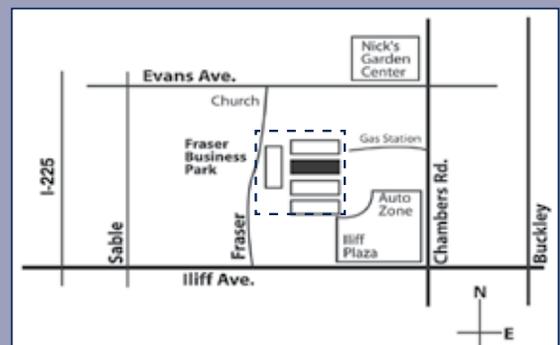


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